

WHY WE PLAN

Comprehensive plans are long-range and visionary documents that are intended to aid in decision-making for growth and development in a community. These plans cover a wide variety of topics to ensure all components of a city operations are considered.

LEGAL BASIS FOR COMPREHENSIVE PLANS + FUTURE LAND USE PLANS

The State of Kansas, under Kansas Statutes, Chapter 12-Cities and Municipalities, Article 7-Planning and Zoning (K.S.A. 12-741-12-775), enables cities to prepare and adopt a comprehensive plan and future land use plan. One of the primary uses of the plans is to serve as a support document for all rezoning requests within the planning boundary. All requests for rezonings should be reviewed for conformity with the comprehensive and future land use plans.



WHAT IS THE PROJECT'S SCOPE AND TIMELINE?

The Mission Hills Comprehensive Plan was completed over the course of eleven months. The process began in December 2024 with the Pre-Kick-Off Meeting with City Staff. The schedule to the right details the project schedule and checkpoints throughout each phase.

Phase 1: Research + Analysis	
Pre-Kick-Off Meeting with City staff	December 19, 2024
Project Kick-Off with Steering Committee (SC #1)	January 30, 2025 at 5:30 PM
Data Gathering + Existing Conditions Analysis	February 2025
Existing Conditions Analysis Review Meeting w/ SC (SC #2)	February 27, 2025
Existing Conditions Report	February-March 2025
Phase 2: Public + Stakeholder Engagement	
Public Visioning Workshop	March 27, 2025
Analysis + Input Results Review w/ SC (SC #3)	May 6, 2025
Phase 3: Draft Plan + Evaluation	
Draft Plan	May-September 2025
Draft Plan Review Meetings w/ SC (SC #4-6)	June 24 // August 7 // September 9, 2025
Draft Plan Public Open House	September 25, 2025
Draft Plan Joint Workshop	October 8, 2025
Phase 4: Final Plan + Adoption	
Final Draft Plan	October-November 2025
Planning Commission Public Hearing	November 5, 2025
City Council Public Hearing	November 10, 2025

PC Planning Commission CC City Council SC Comprehensive Plan Steering Committee
 ■■■■ Denotes total number of months completed in project timeline.

WHAT ARE THE TOPICS DETAILED IN THE PLAN?

The Mission Hills Comprehensive Plan has nine core chapters that outline a vision for the community and its residents. The chapters are covered in greater detail on each of the separate boards throughout the room.

- 01. Introduction
- 02. History of Mission Hills
- 03. Community Profile
- 04. Public Input Summary
- 05. Future Land Use
- 06. Community Identity
- 07. Parks and Open Space
- 08. Transportation, Mobility + Streetscapes
- 09. Implementation

GOALS, POLICIES AND FUTURE CONSIDERATIONS

Each core chapter within the Mission Hills Comprehensive Plan ends with a list of goals, policies and future considerations. A sample chart and definitions is provided below to better summarize how these recommendations are intended to be used. These goals, policies and future considerations should be reviewed and updated regularly to reflect the vision and desires of the community and to check off completed tasks.

Goal 5.1:

Goals are objectives or aims which may be broad or specific.

POLICIES

Policy 5.1.1: Policies represent on-going principles which the City should adhere to when approving new development or planning future investments.

FUTURE CONSIDERATIONS

Future Consideration 5.1.1: Future Considerations are specific steps and activities the City should consider.

History of Mission Hills

Mission Hills is a community with a vibrant past. This can be found in the layout of the community, variety of housing designs, use of art and greenways, and many other features present throughout city limits. This chapter is provided to highlight some of the significant movements that influenced design and development in Mission Hills and a timeline of community change since the city was first established.

Significant Movements

The City Beautiful and Garden City Movements both heavily influenced the character and design of Mission Hills by J.C. Nichols. This section highlights the qualities and principles of these movements and how they have been maintained over the years.

Community Timeline

The community timeline summarizes some of the most important points in time in Mission Hills, dating back to the 1800s through to present day.



SIGNIFICANT MOVEMENTS



COMMUNITY TIMELINE



1800-1900

- 1825** – Native tribes ceded land to the United States.
- 1854** – Indian territory became Kansas territory.
- 1839-1864** – Shawnee Methodist Mission ran.
- 1854** – Kansas opened the territory for settlement.
- 1855** – 1st Kansas Territorial Legislature was elected at Shawnee Methodist Mission.
- 1861** – Kansas joins the union as a free state.
- 1864** – Battle of Westport lasts three days and lead to the end of the civil war. Battle spans what is now Country Club Plaza, Sunset Hills, Loose Park, and Mission Hills.

1900-1925

- 1908** – Charles Armour sold 229 acres west of State Line and south of 56th street to J.C. Nichols and his business partners.
- 1912** – Mission Hills is platted and the first brochure advertising the community is released.
- 1914** – Mission Hills Home Company is created after the first six lots were sold and the first 5 houses were in the process of being built.
- 1919** – Nichols owns land from Oak to State Line, 51st Street to 55th Street and names it the Country Club District. The first residential development is opened.
- 1910s-1920s** – Mission Hills experienced consistent residential development. Home designs ranged from Italian Villas, English Manors, and French Estates and utilized principles from the Garden City and City Beautiful Movements.
- 1921** – Ladies Home Journal hails that Mission Hills is the archetype for the City Beautiful Movement.
- 1923** – Nichols starts adding sculptures and art to the community that he has collected during his travels through Europe.

1925-1950

- 1926** – Kansas City Country Club relocates to its current location.
- 1941** – Residential development throughout Mission Hills pauses due to World War II.
- 1944** – J.C. Nichols Company is formed by the merger of multiple companies owned by J.C. Nichols.
- 1947** – Homes designed with modern conveniences and post war prices are advertised. Marks a shift in the style of homes being built in Mission Hills.
- 1949** – Mission Hills is incorporated as a third-class city and first City Council meeting is held. Tomahawk Road Homes Association is annexed into a new city.

1950-2000

- 1951** – Indian Hills and the Indian Hills Country Club were annexed into Mission Hills.
- 1952** – First zoning ordinance created.
- 1956-1957** – The Kansas City Country Club and Mission Hills Country Club, area south of 67th Street and pocket area east of Belinder annexed into the city.
- 1960** – City Council purchased property for City Hall and the zoning code was revised.
- 1961** – City Hall's grand opening.
- 1969** – Zoning ordinances are revised to help capture the character of Mission Hills.
- 1970s** – Indian Hills area sees some of the last new development in the city which resulted in a new wave of residents, sort of a third generation.
- 1978** – Architectural Review Board is created to help maintain the architectural character of the community during renovations and new builds.
- 1982** – The first Comprehensive Plan was adopted.
- 1983** – The zoning ordinances were revised to incorporate Nichols' vision of unique homes that are woven into the landscape with subtle development patterns distinctive to Mission Hills.

2000-2025

- 1995-2005** – Studies to define city's character and identity are completed to provide guidance for development.
- 2005** – The zoning ordinance was revised in 2005 because of extensive studies and planning from the Mission Hills Planning Commission.
- 2008** – The Mission Hills Comprehensive Plan was updated and provided recommendation on design principles that later resulted in the creation of the City's Design Guidelines.
- 2012** – Design Guidelines are created and placed in a formal report with reference graphics, imagery, and guidance for developing or redeveloping in Mission Hills.
- 2015** – The most recent update of the comprehensive plan was completed. This document incorporated previous planning efforts and studies to guide decision-making over the next 50 years.
- 2019** - The Tomahawk Road Safety, Beauty, and Connectivity Ad Hoc Committee is formed to help identify goals and principles to the improvements along Tomahawk Road.
- 2020** - The Design Guidelines are updated.
- 2025** - The City of Mission Hills purchases the land the First Lutheran Church is located on. The City will spend the next 12-18 months identifying alternatives and seeking public input.

CITY BEAUTIFUL MOVEMENT



In February, 1921, the Ladies Home Journal hailed Mission Hills as the archetype of the City Beautiful Movement.



The City Beautiful Movement came about in the 1890s in response to the accumulation of dirt and disorder that was plaguing industrial cities. It was believed that this disorder threatened the social peace and economic efficiency of the communities. The movement engaged architects and planners, social reformers and journalists, and businessmen and professionals, who all shared the common goal of improving America's urban landscape.

The goal of the City Beautiful Movement was to introduce or restore green open spaces in urban areas to improve the moral and social character of the citizens, aiming to showcase public buildings and art, inspire civic loyalty and moral values. The Movement highlighted art and architecture from the neoclassical period (18th century to the mid-20th century) in European cities and wished to draw social elites back into cities.

J. C. Nichols was inspired by this movement, most likely due in part to his time exploring beautiful European cities. Nichols chose to include these ideals in his developments by connecting road networks with pieces of art and architecture and surrounding the architecture within the community with generous landscapes.

GARDEN CITY MOVEMENT



Curvilinear streets meandered through picturesque rolling hills with cultivated vegetation, transforming the garden setting with wooded hills, winding streams, plateaus, and small sheltered valleys into the first neighborhood of Mission Hills, setting a precedent for the rest of the community to form around.



The Garden City Movement was established by Sir Ebenezer Howard in the United Kingdom at the turn of the 20th century. This theory of design was created in response to the need for improved quality of life in the area due to overcrowding and congestion due to uncontrolled growth following the Industrial Revolution.⁶ Figure X presents Howard's initial diagrams for the Garden City. Key features of this theory include:

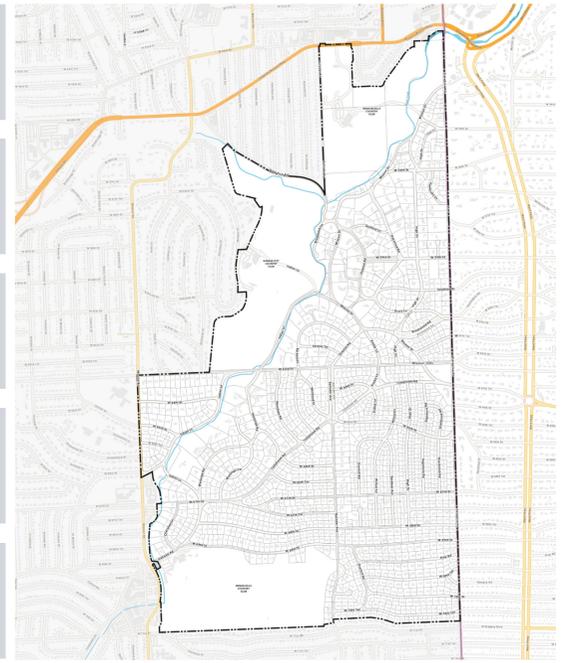
- A radial configuration of the city's layout with curvilinear streets that follow the natural topography of the area. This differs from traditional city planning where there is a rigid grid and structure to the mobility of the community.
- A balance and separation by location of residential, industry, and agricultural uses to preserve quality of life and health of residents.
- Integration of greenbelts buffers between land uses, pockets of open space located throughout, and smaller neighborhood parks for the residential areas to utilize.

In Mission Hills, the Garden City Movement is represented in the curvilinear streets that interact with the winding streams and hills, preservation of the topography, smaller blocks of development with opportunities for quiet pockets of neighborhoods, and the lush landscape preserved throughout the city.



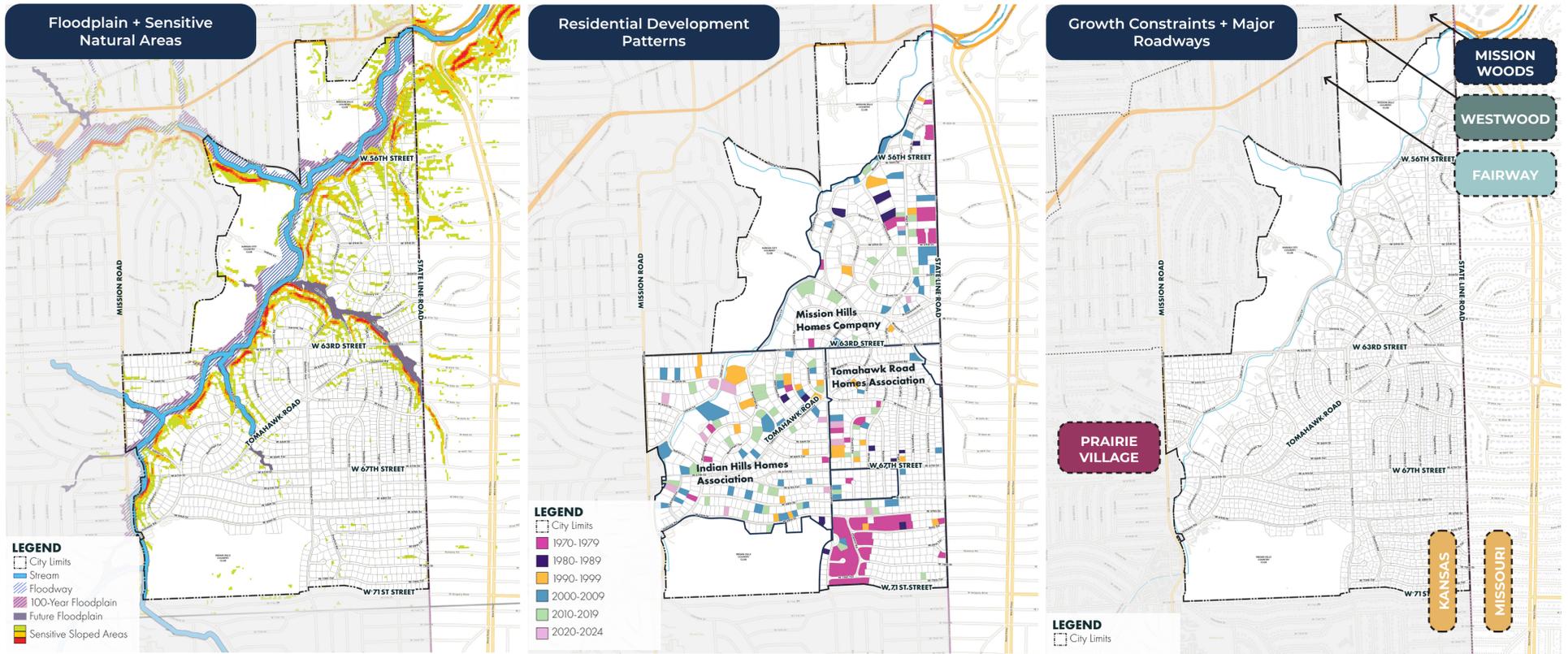
CHAPTER OVERVIEW

Chapter 5. Future Land Use serves as a critical component to the Mission Hills Comprehensive Plan. State statutes enable communities to plan for their futures in the form of Comprehensive Plans and Future Land Use Plans. This chapter and its contents set the stage for the remaining core chapters of the Plan and provides recommendations for the City to follow related to growth, redevelopment, and emerging trends to be aware of for decision-making. The chapter's main topics are illustrated to the right.



KEY CONSIDERATIONS

Several key considerations influenced the Mission Hills Future Land Use Plan and the chapter's recommendations. These key considerations were identified through the existing conditions analysis and input from residents and the Steering Committee. These key considerations include floodplain and sensitive natural areas, residential development patterns, and growth constraints and major roadways.



FUTURE LAND USE CATEGORIES

The Future Land Use Plan utilizes a series of land use categories to guide development and redevelopment land use types throughout the community. These land use categories are defined and the corresponding compatible zoning districts are identified as well.

Residential

The Residential land use category is reserved for all residential properties within Mission Hills. These parcels are comprised of detached, single-family structures with lot sizes ranging from 16,000 to 87,120 square feet. Some accessory structures, such as noncommercial greenhouses/garden storage buildings, garages and driveways, patios, pools, solar energy systems, retaining walls, and other features may be permitted on-site.

Compatible with the R-1 One-Family Dwelling zoning district and its corresponding subdistricts: R-1(10), R-1(16), R-1(20), R-1(25), R-1(30), R-1(E1), and R-1(E2).



Parks and Open Space

The Parks and Open Space land use category is reserved for public recreational land such as parks, parklets, trails, greenways, and recreational fields.

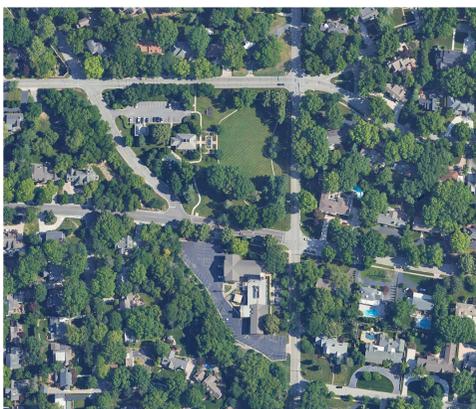
Most compatible with the R-1 One-Family Dwelling zoning districts.



Public/Semi-Public

The Public/Semi-Public land use category includes land owned or operated by a public or semi-public entity or institution. This could include city-owned properties, such as city hall. This land use category would also include any county-owned parcels. Institutional uses could include libraries, communication and utility facilities, places of worship, government offices, and civic centers.

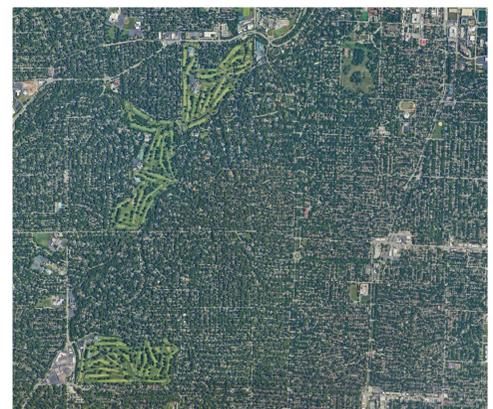
Compatible with the C-1 Church and Public Building Use Regulations zoning district.



Country Club

The Country Club land use category is reserved for land developed as golf courses within city limits. These are privately owned developments that may include a golf course, club house, and other appropriate accessory uses and structures for amenities and operations.

Most compatible with the D-1 Golf Club zoning district.



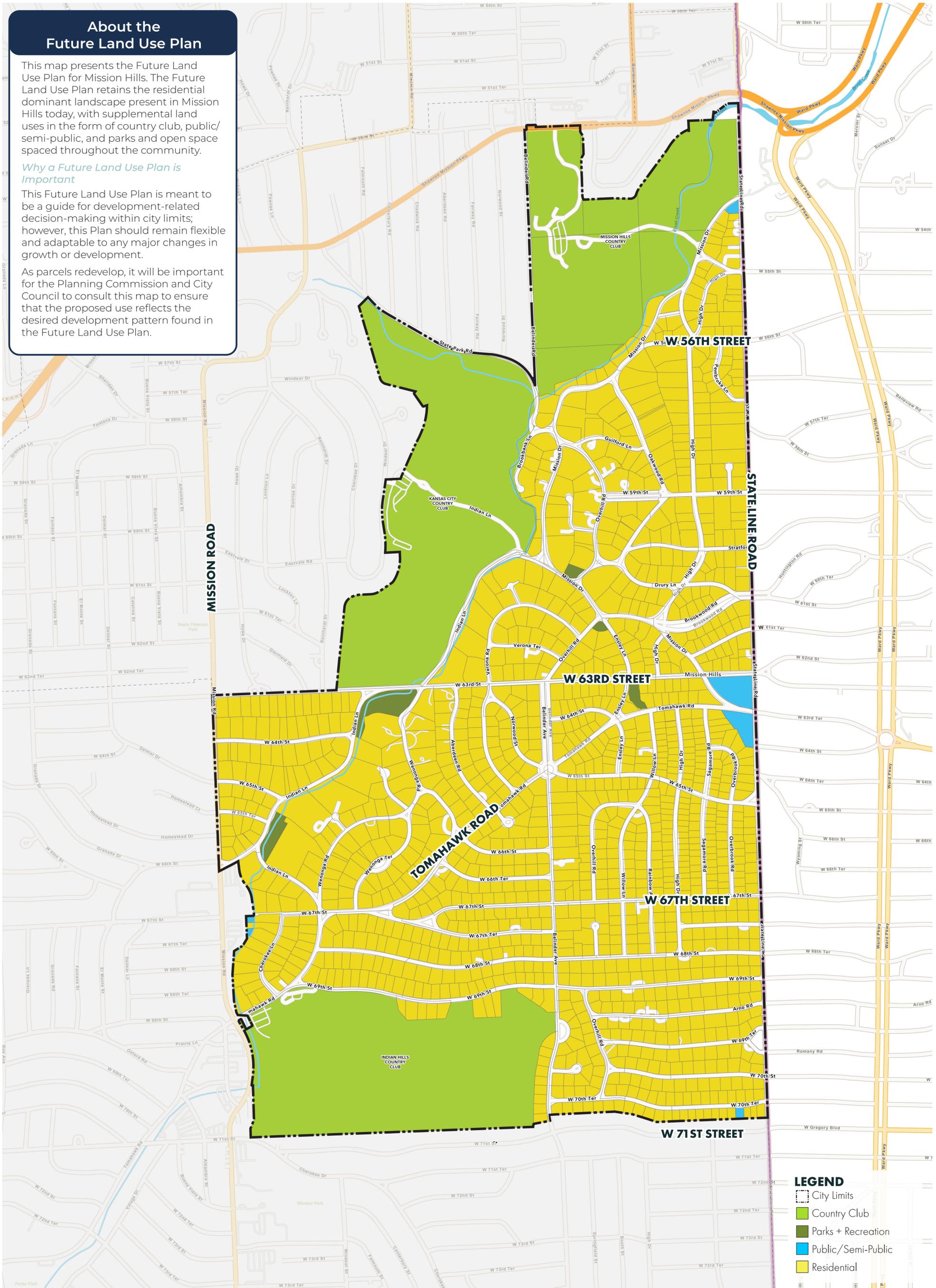
About the Future Land Use Plan

This map presents the Future Land Use Plan for Mission Hills. The Future Land Use Plan retains the residential dominant landscape present in Mission Hills today, with supplemental land uses in the form of country club, public/semi-public, and parks and open space spaced throughout the community.

Why a Future Land Use Plan is Important

This Future Land Use Plan is meant to be a guide for development-related decision-making within city limits; however, this Plan should remain flexible and adaptable to any major changes in growth or development.

As parcels redevelop, it will be important for the Planning Commission and City Council to consult this map to ensure that the proposed use reflects the desired development pattern found in the Future Land Use Plan.



Community Identity Chapter Overview

Chapter 6. Community Identity provides insight into the key components that define Mission Hills: the people, arts and culture, tree canopy, and architectural character. This section includes a brief summary and insight into each of these features and how this culminates to form the community's overall identity.

The People

There are nearly 4,000 people that call Mission Hills home today. These residents all join together to create community and intentionally plan events to gather and get to know one another.

Arts and Culture

J.C. Nichols was intentional in his use and placement of art, sculptures, and ornamental planters to create nodes of interest and culture throughout the community. This section highlights the locations and art placed throughout Mission Hills.

Tree Canopy

The mature tree canopy lines the neighborhood streets and is a major contributing factor in both shade and character of the area. This section provides insight into the inventory and best practices associated with urban reforestation for the long-term health of the tree canopy.

Architectural Character

This section builds on the summary of built history in Chapter 2: History of Mission Hills and presents the formal procedures and practices for retaining strong architectural characteristics in the city.



THE PEOPLE



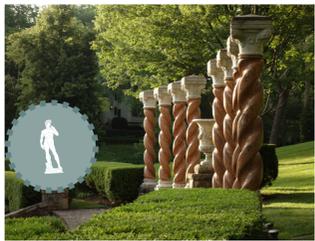
ARTS AND CULTURE



TREE CANOPY



ARCHITECTURAL CHARACTER



Sculptures + Art

There are approximately 22 pieces of art or sculpture located throughout the city today. These features are located on parklets in Mission Hills and vary from standalone marble sculptures to ornamental planters. These elements are essential in reflecting J.C. Nichols' vision to build a community that reflected the City Beautiful and Garden City Movements.



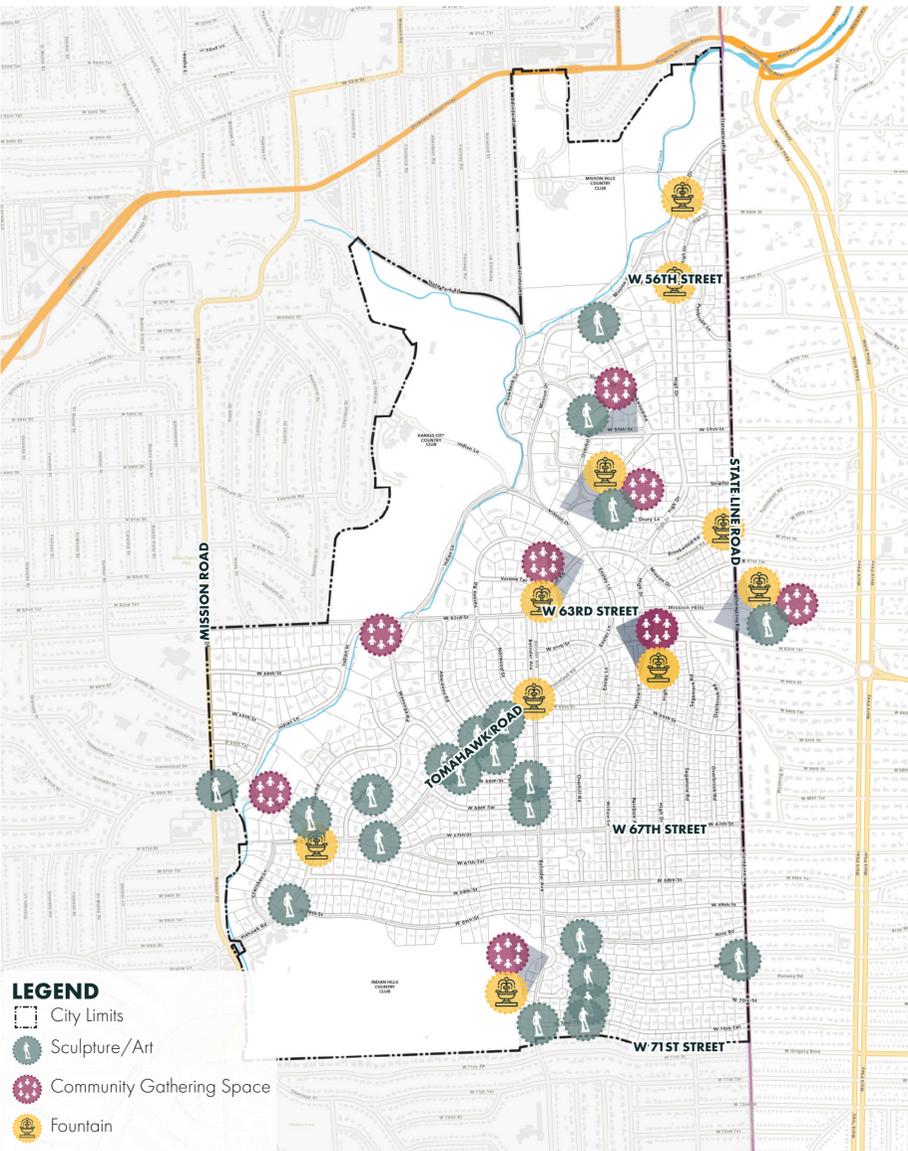
Community Gathering Space

There are eight gathering spaces currently available in Mission Hills, which are used for events and recreational activities by residents. These community spaces are the Verona Columns, Sunken Garden, the lawn in front of City Hall, Eisenhower Pond, Peetwood Park, Hiawassee Park, Belinder Court, and Colonial Court.



Fountains

As part of the Metropolitan Area known as "The City of Fountains," Mission Hills exemplifies this designation with nine fountains strategically positioned at prominent locations within the community. These fountains vary in scale and provide inviting spaces for relaxation within the city's parklets.



Architectural Built Character

Mission Hills is well known for its tree-lined streets, various architectural building styles, and homes designed within the context of their lot and surroundings. As the community continues to experience pressure to construct home additions and replace older homes with newer structures, there is a risk the character and charm of the community can be lost. However, if homes cannot be updated to meet the changing needs and desires of families and future residents, the community is further at risk of not remaining a highly desirable place to live.

Architectural Review Board

The Architectural Review Board (ARB) plays an important role in maintaining the form and aesthetics of the Mission Hills community. The current Design Guidelines are very thorough; however some residents feel they are overly restrictive and limit the design options for additions and new builds. (See Chapter 5, Goal 5.1 and Future Consideration 5.1.3.)

Architectural Principles from the Comprehensive Plan

The ARB cannot approve a project unless a variety of criterion have been met, including "the proposed structure conforms to the principles of the Comprehensive Plan." The principles identified as part of the Mission Hills Comprehensive Plan update were created in coordination with the Steering Committee. These principles should be included and considered as part of the approval process with the ARB.

What are the comprehensive plan's principles for architectural character in Mission Hills?

Preserve the historic character of Mission Hills in a thoughtful manner.

Strike a balance between architectural design and character to allow the layout and function desired by new residents.

Consider the core principles of the City Beautiful and Garden City Movements to retain the identity of Mission Hills in the built environment.

Utilize previous plans and guidelines as a guide for decision-making related to architecture and redevelopment.

Community Events + Programming

Community events and programming are a great way to instill a sense of place and community for residents. In Mission Hills, the Community Engagement Committee (CEC) coordinate events and programs throughout the city today. The calendar of existing events are highlighted to the right.

Future Events in Mission Hills

Many times events start out as grass-roots efforts to garner interest and momentum from residents before becoming CEC events. Additionally, the HOAs throughout Mission Hills also offer their own neighborhood-organized events that supplement CEC events throughout the year. The events listed to the right are examples of previous events hosted by the CEC in Mission Hills.

To ensure events and programs offered by the City respond to the desires of the community, it is encouraged to maintain this grass-roots approach to create events. Since the HOAs offer their own events, finding gaps in event types and service age ranges would be beneficial.



- MAY** Concert in the Park
Annual Keim Street Fair
- JUNE** Food Truck Pop-Ups
- SEPT** Diner à Verona
- OCT** Fall Fest
- NOV** Annual Holiday Tree Lighting

Mission Hills Tree Canopy

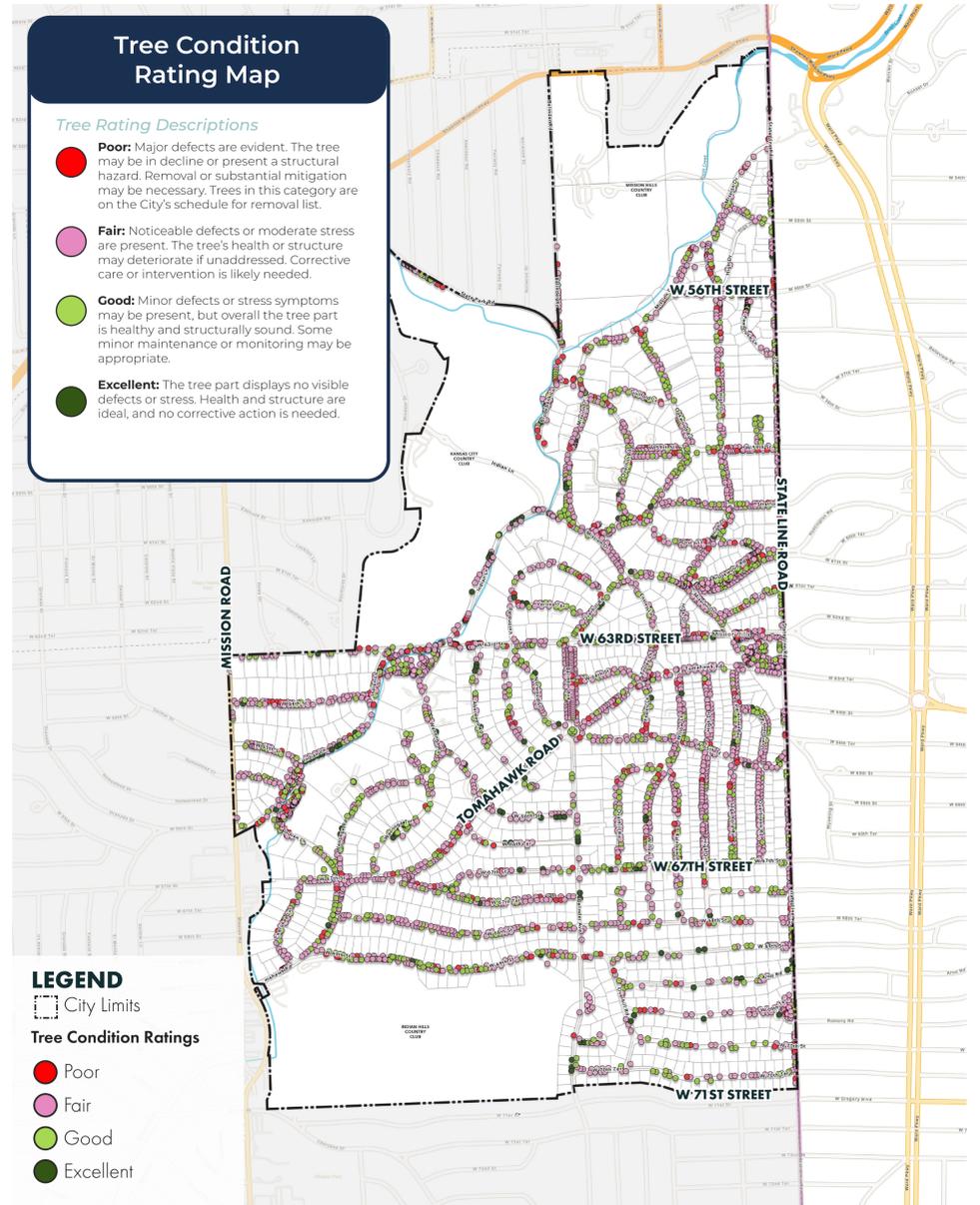
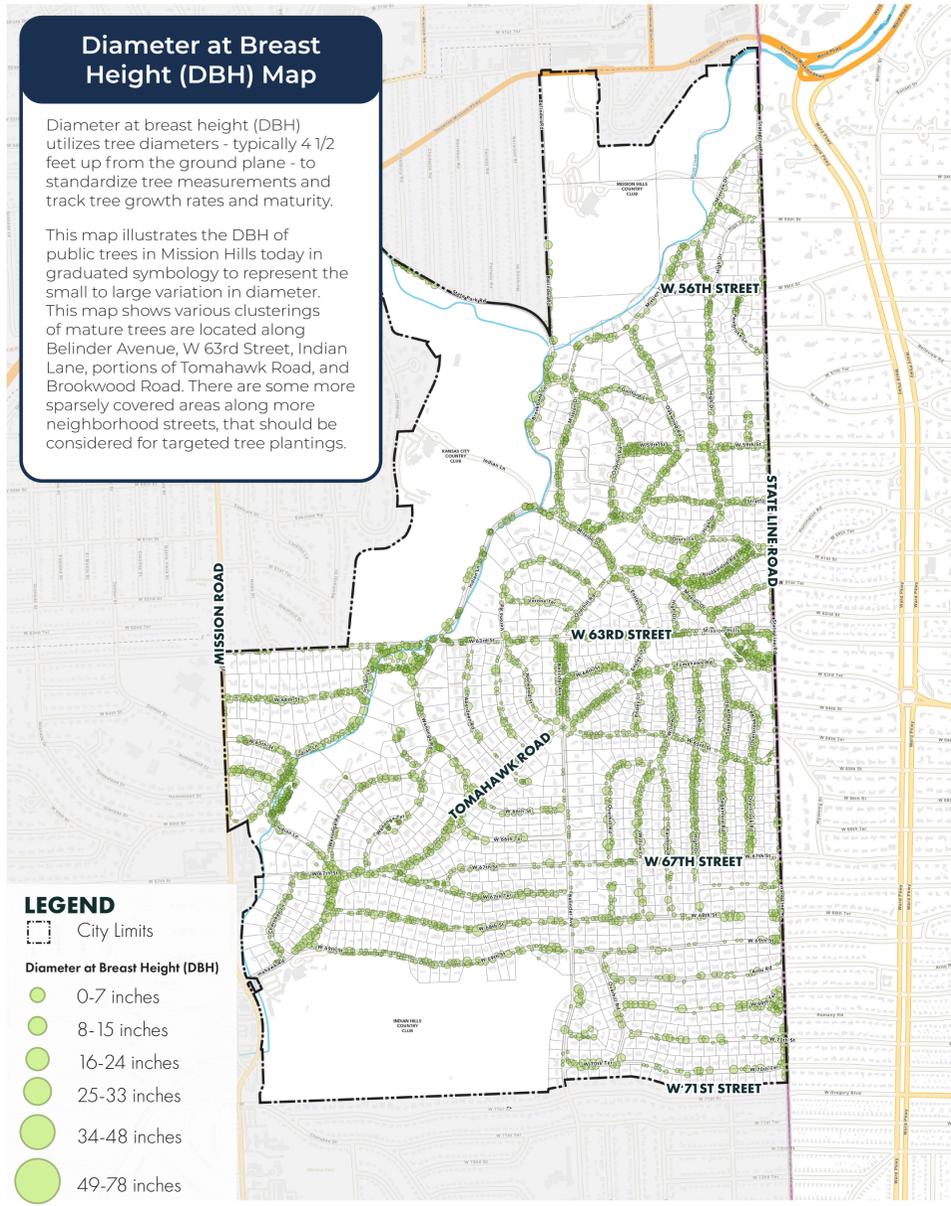
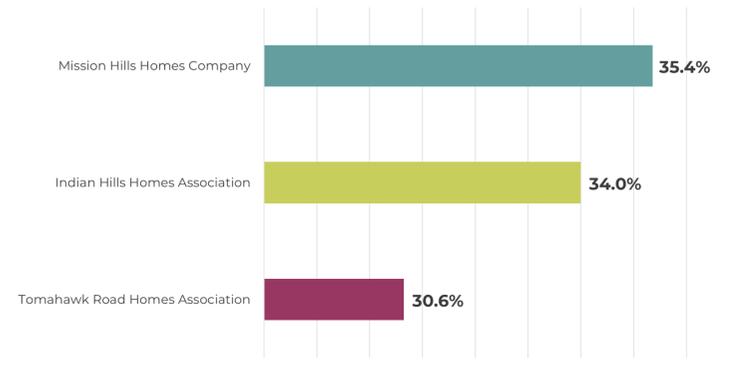
One of the most distinct characteristics of Mission Hills is its tree canopy. With data provided by the City of Mission Hills, an analysis of the City right-of-way tree inventory was completed. The inventory summarizes the number of trees, diameter at breast height, and condition to better understand the health of the tree canopy today and provide recommendations on maintenance and expansion through urban reforestation.

In the bar graph to the far right, the share of public trees located by homeowners associations (HOA) is shown. This graph demonstrates the fairly even spread of public trees in each HOA, with the total counts within 100-200 of one another.

The maps below present a series of datasets detailing tree maturity and condition.

~4,000 trees
on public property (right-of way, parks, and public spaces) in Mission Hills today.

**Note: The data used in this section utilizes 2025 data from the City of Mission Hills which only tracks the trees on public properties. This section does not account for private-property trees; however, all recommendations and best practices should be implemented when possible.*



Best Practices + Recommendations

The City of Mission Hills has many competitive practices in place for preserving its tree canopy. Some additional best practices and recommendations include:

- Utilizing 10-20-30 Rule for tree replanting.
- Identify and implement a target percent for tree canopy growth.
- Emphasize quality over quantity with tree replanting initiatives.

10-20-30 Rule

The 10-20-30 Rule helps to ensure there is a diverse mix of trees throughout the community. Including a variety of tree species increases resiliency against disease or insects. The City of Mission Hills should consider formalizing this rule as part of its replanting process.

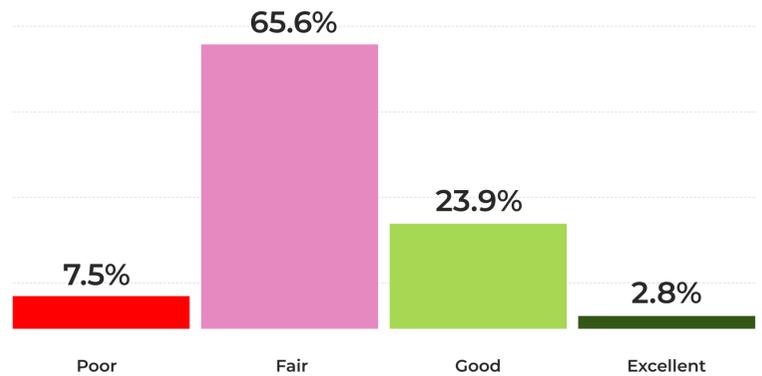


No more than **30%** of the tree canopy should be comprised of the same **tree family**

No more than **20%** of the tree canopy should be comprised of the same **tree genus**

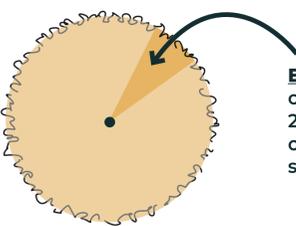
No more than **10%** of the tree canopy should be comprised of the same **tree species**

TREE CONDITION RATINGS BY THE NUMBERS



Target Percent for Tree Canopy Growth

In order to continue expanding and preserving the tree canopy in Mission Hills, the City should identify and implement a target percent for tree canopy growth in public spaces. The example to the right shows one target percentage and year that could be considered.



Example: The Mission Hills tree canopy should increase by 5% (or 200 trees) by 2045 to have a total of roughly 4,200 trees in public spaces in the city.

Quality Over Quantity

The City of Mission Hills is adapting their tree management strategy to emphasize quality over quantity. In several areas, the canopy is overcrowded, which contributes to structural problems, aesthetic concerns, and increased maintenance demands. By creating more space for existing trees to thrive, it is expected to reduce long-term maintenance needs, enhance structural soundness, and improve overall visual appeal. This approach supports a more resilient and sustainable urban forest.



Chapter Overview

Chapter 7. Parks and Open Space examines the current parks and open spaces in Mission Hills that provide both active and passive recreational opportunities to its residents. Recommendations for enhancing the level of service and preserving the floodplain and open space are provided in the following pages.

Current Parks + Open Space System

There are roughly 18 acres of public parkland in Mission Hills today, provided through a mix of neighborhood parks and parklets.

Level of Service

Level of service standards help to understand if residents are adequately served by parkland today based on a nationally recognized level of service standard. Mission Hills' landlocked city limits provides some challenge to meeting this standard; however, consideration for connectivity to nearby regional facilities is explored in this section.

Preservation of Open Space

Brush Creek, the floodway, and 100-year floodplain contribute greatly to the lush greens and tree canopy found in Mission Hills today. This section explores these areas, best practices, and opportunities to preserve the scenic views.

Parkland Level of Service

Level of service (LOS) is a standard measurement used to understand how well-served residents are by the available parkland in a given community. The National Recreation and Parks Association (NRPA) set a recommended standard of 10.5 acres per 1,000 residents.

The LOS Analysis for Mission Hills is presented in the table below. Each neighborhood park and parklets are considered for their contribution to the overall parks system today, coupled with the existing population estimate of 3,556 residents. The overall LOS in Mission Hills is 5.06 acres per 1,000 residents, below the recommended NRPA standard. Mission Hills is a unique community due to its landlocked city limits and unlikelihood that new parkland will come through typical channels for land acquisition. Due to this, it is recognized this LOS is unlikely to change; however, Mission Hills residents have access to many existing parks and facilities are located just beyond city limits that are not included in the LOS analysis. Additional alternative improvements can enhance resident access to parkland in nearby communities and destinations, as discussed in the Mobility Plan.

Parks/Parklets Names	Park Type	Size (Acres)
Sunken Garden	Neighborhood	0.6
Verona Columns Park	Neighborhood	0.3
Hiawasse Park	Neighborhood	4.0
Eisenhower Pond	Neighborhood	0.9
Peetwood Park	Neighborhood	2.0
City Hall Park Space	Neighborhood	2.2
Parklets	Parklets	8.0
TOTAL ACRES	-	18.0
EXISTING POPULATION	-	3,556
EXISTING LEVEL OF SERVICE	-	5.06

Parkland Opportunity to Consider

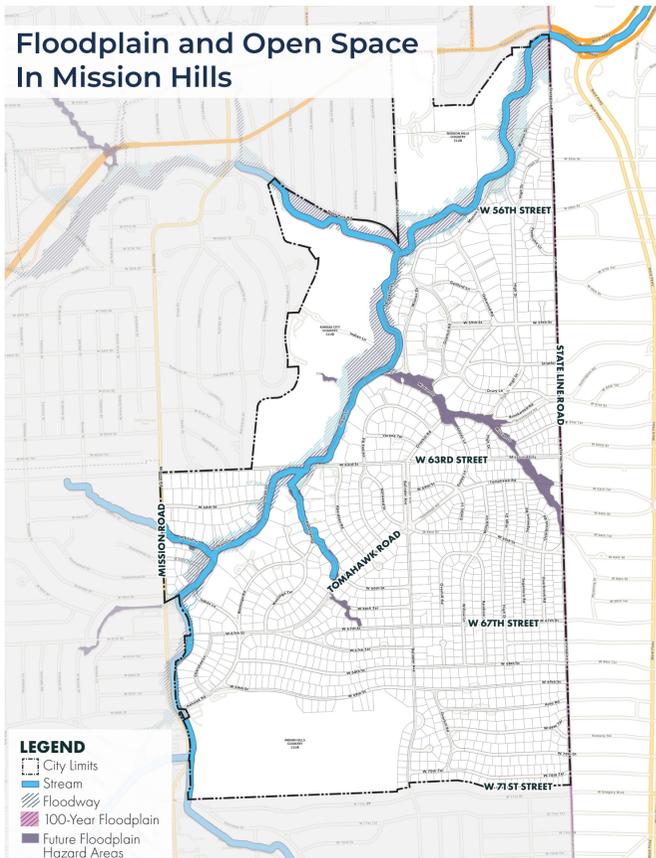
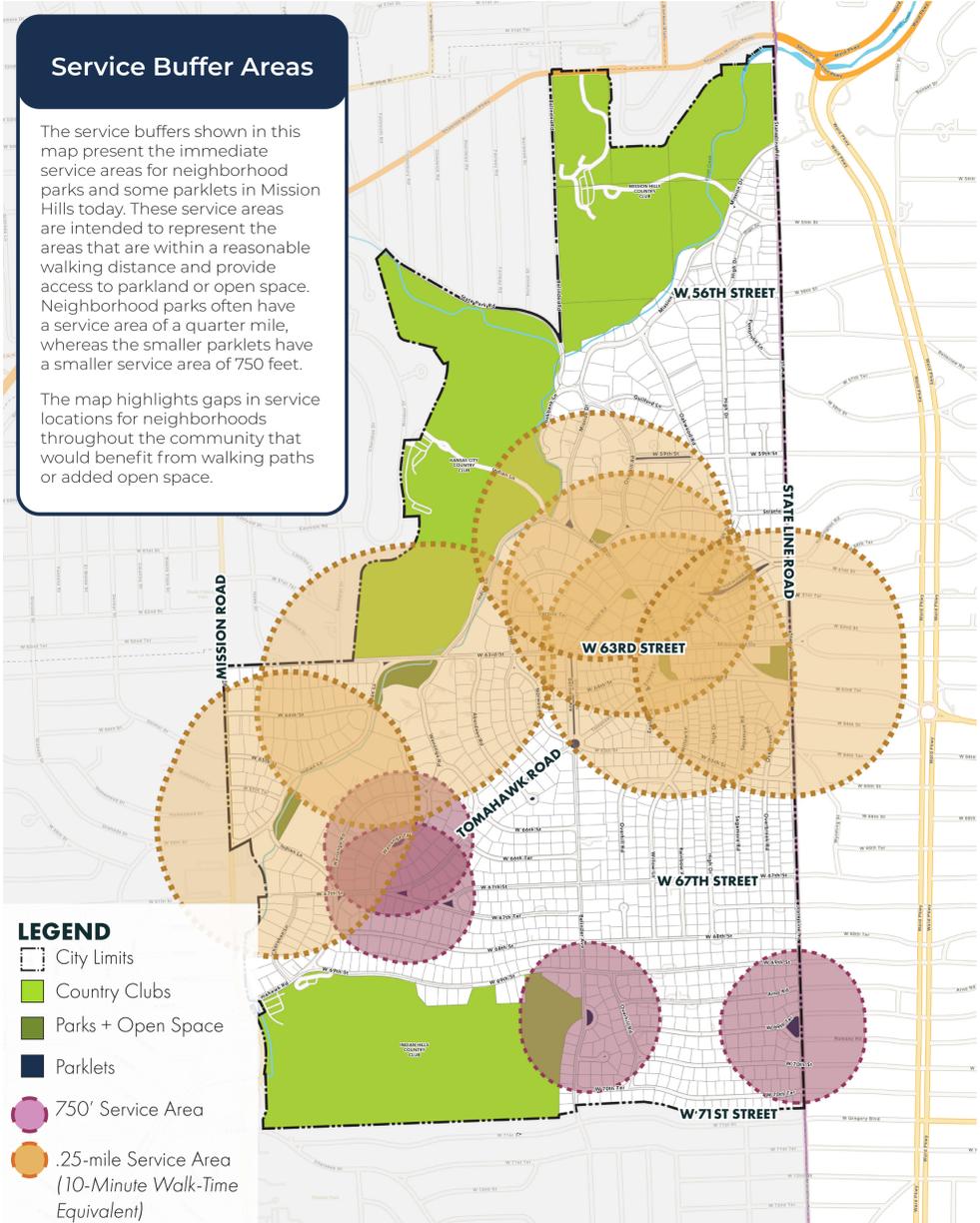
The Existing Land Use Map, identified some parcels as "Vacant, Not Buildable." These parcels remain not buildable due to the zoning regulations tied to the residential designations and offer an opportunity for parkland in Mission Hills.

The City of Mission Hills could consider exploring the acquisition of these parcels to provide additional parkland in the community. These potential parks should be designed to fill a gap in service based on existing facilities and resident needs in mind.

CURRENT PARKS + OPEN SPACE SYSTEM

LEVEL OF SERVICE

PRESERVATION OF OPEN SPACE



- ### Best Practices to Consider
- There are a variety of physical and policy best practices the City could implement or encourage to support the preservation of floodplains and open spaces. These include:
- Continued maintenance of retaining walls where noted in the Open Channel Master Plan
 - Encourage the use of native plants and shrubs, especially near streambeds to stabilize soils and mitigate erosion
 - Support and encourage rain gardens near streams and floodplains to alleviate runoff
 - Identify locations to supplement the tree cover along the channel and floodplain to help slow and filter stormwater runoff
 - Continue to support the use of pervious surfaces in development

Future Floodplain Hazard Areas

FEMA is the regulatory organization that designates areas for floodway, 100-year floodplain, and 500-year floodplain. FEMA also identifies areas for "Future Conditions 1% Annual Chance Flood Hazard" or "Future Floodplain" as shown in the map to the left. When FEMA adds the Future Floodplain designation, it is based on both the existing conditions but also anticipated changes such as urbanization, land use changes, and projected climate or hydrologic changes. These designated areas are not impacted by regulations set by the National Flood Insurance Program (NFIP) and should be used more as a consideration when planning a new construction project or building.

Regional Park Amenities Near Mission Hills

Due to the landlocked nature of Mission Hills' city limits, nearby regional park and play facilities help supplement the community's need for recreational spaces. The chapter highlights the locations of adjacent schools and parks that residents could access for parks, walking tracks, playgrounds, and other parkland facilities. Some of these facilities include Meadowbrook Park, Fairway Pool, Loose Park, Belinder Elementary, and others.

Continued need to enhance the mobility of the Mission Hills community is important to enhancing parkland level of service and access. Since the City has few opportunities to create new parks within its limits, providing new walking paths or trail connections to these destinations will help enhance the quality of life for residents.

Preservation of Floodplain and Open Space Systems

The City of Mission Hills has practices and policies currently in place to limit the disturbance to the floodway and floodplain in the community. The map to the left highlights the existing streams, floodway, 100-year floodplain, and areas designated as future floodplain by the Federal Emergency Management Agency (FEMA). Brush Creek is the stream that runs throughout Mission Hills and provides scenic views for many of the residences and country clubs. The floodway and floodplain areas are primarily located along the Mission Hills and Kansas City Country Clubs, with some small extensions in the residential areas along the western portions of the city.

This section of the chapter examines the floodplain processes put in place by the City's ordinances, related planning efforts and studies completed to date, and partnerships and programs available.

CHAPTER OVERVIEW

Chapter 8. Transportation, Mobility, and Streetscapes examines the current facilities residents utilize to move throughout the community and opportunities for enhancing streetscaping and expanding connections. The following sections are discussed in greater detail throughout this chapter:

Existing Roadway System

The existing roadway system includes collectors, thoroughfares, and local roads. These roadways and connections to nearby facilities and communities are integral components of the City's infrastructure.

Vehicular Crash Data

The Kansas Department of Transportation has datasets available to highlight crashes in Kansas communities from 2014 to early 2025. Mission Hills' crashes have been mapped and analyzed for trends.

Mobility Plan

The Mobility Plan is a key contribution of the Mission Hills Comprehensive Plan that highlights potential mobility improvements for pedestrians and bicyclists for near-term and long-term improvements. This Plan should be used as a guide to begin additional analysis and planning for the future of Mission Hills in response to public input and desire for added connections.

Policy Considerations

Road safety for electric vehicles, such as bicycles and scooters, were identified as a growing concern in the community. This section examines current policies and opportunities for updates.

Streetscape Best Practices

Mission Hills is a picturesque community with winding streets and art hidden throughout. Enhancing streetscape design will only add to the aesthetics and quality of the roadways.



EXISTING ROADWAY SYSTEM



VEHICULAR CRASH ANALYSIS



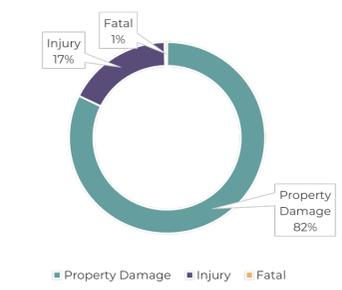
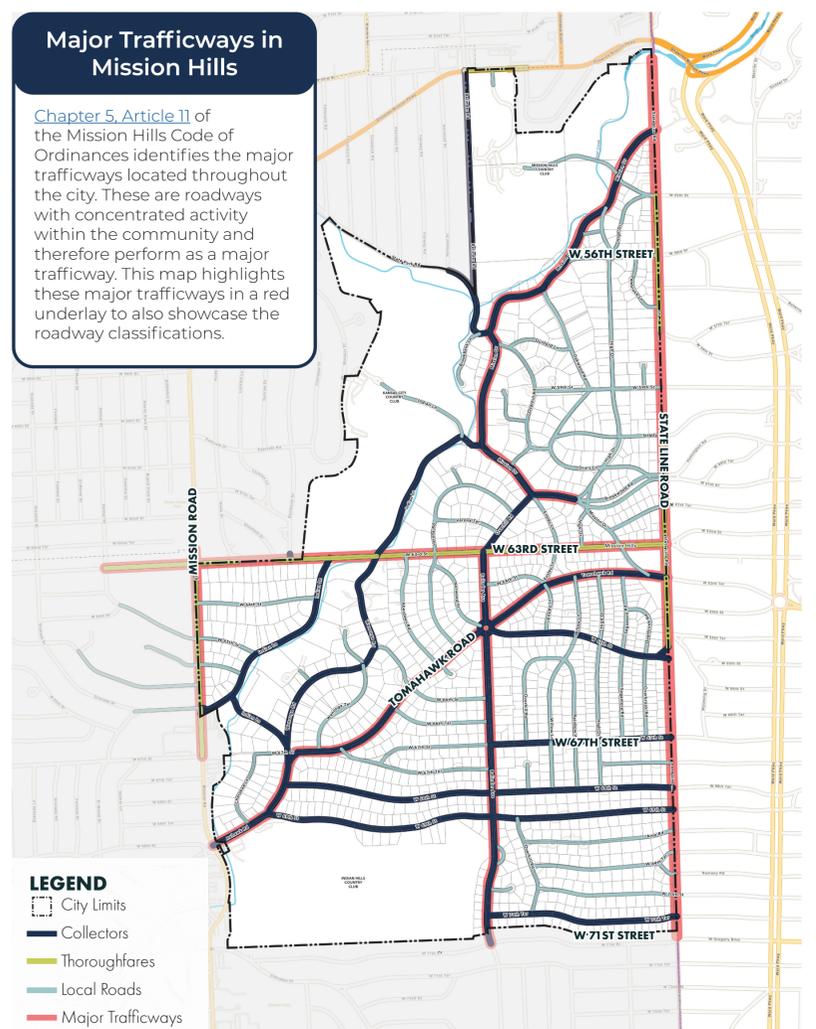
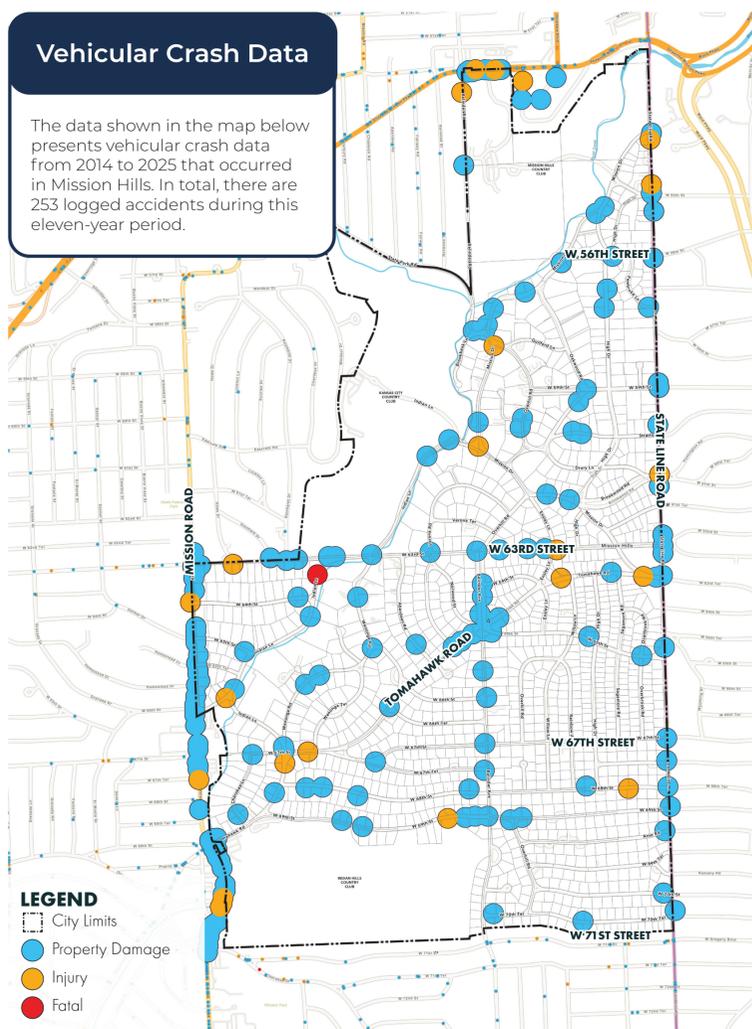
MOBILITY PLAN



POLICY CONSIDERATIONS

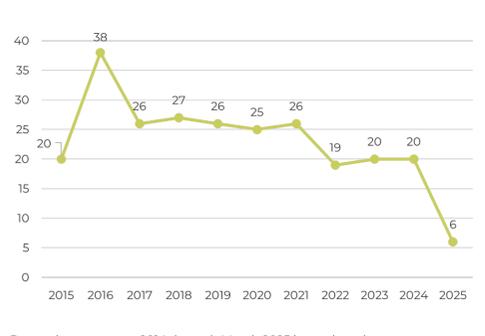


STREETSAPES BEST PRACTICES



Accident Type

82% of the logged accidents resulted in property damage. These crashes are represented in the blue dots in Figure X. The majority of these are located in high-traffic areas such as the Tomahawk Road/Belinder Avenue intersection, State Line Road/W 63rd Street intersection, and various locations along Mission Road. An additional 17% of the crashes resulted in injury and 1% in a fatality. 74 of the logged crashes were a result of distracted driving.



Accident Counts by Year

2016 had the highest recorded number of crashes in Mission Hills. During discussion of this dataset, this year was identified to have had road construction that pushed drivers to alternate routes and congested roads. On average, there have been 23 crashes per year. In recent years, there has been a downward trend in crashes that should continue to be monitored.

ELECTRIC-ASSISTED BIKES, SCOOTERS, AND SKATEBOARDS POLICY CONSIDERATIONS



The City of Mission Hills' Code of Ordinances has a set of regulations to guide the use and operation of electric-assisted bicycles, scooters, and skateboards in city limits. Chapter 3, Article 2 presents the operating requirements for Class 1, 2, and 3 electric-assisted vehicles. These are generally defined to the right. Electric-assisted bicycles, scooters, and skateboards were frequently identified as issues or challenges in the community today and to be a focus within this plan update. Investigation into opportunities to update the regulations are presented below.

What the Code Says Today

The City's regulations currently define operating requirements to include:

- All minors, including non-operators, on electric-assisted bicycles, electric-assisted scooters, motorized bicycles and motorized skateboards within the City are required to wear a secured helmet while riding.
- Electric-assisted bicycles, electric-assisted scooters, motorized bicycles and motorized skateboards shall not be used to carry more persons at one time than the number for which it is designed and equipped.
- Electric-assisted bicycles and motorized bicycles shall not be operated on sidewalks within the City.

Code Amendments to Explore

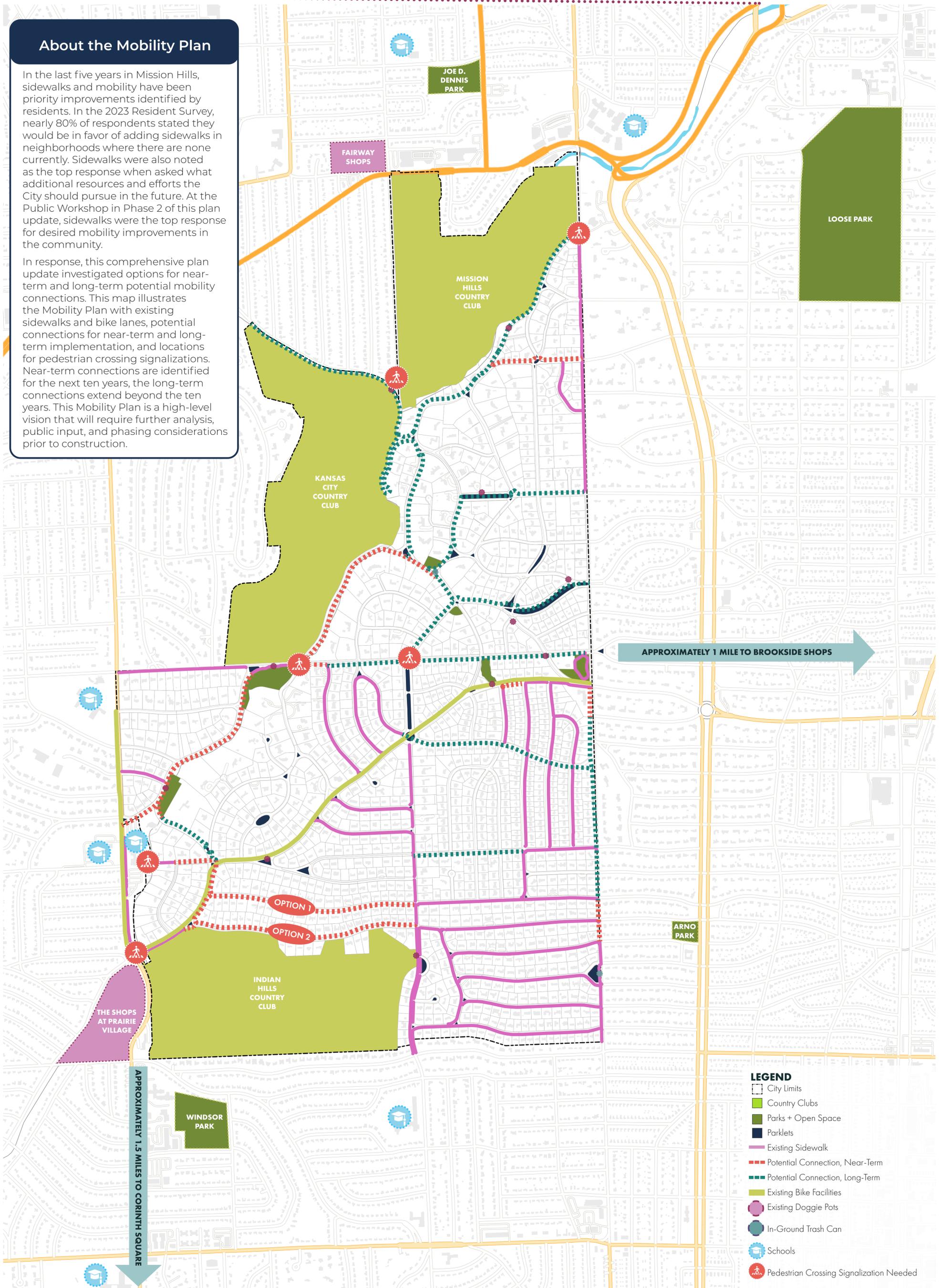
The City of Mission Hills' current code responds to immediate needs with regulating electric-assisted bicycles, scooters, and skateboards. The City should continue to evaluate opportunities to update the code to ensure the code remains current and addresses emerging trends with this topic.

Datapoints represent 2014 through March 2025 logged crashes.

About the Mobility Plan

In the last five years in Mission Hills, sidewalks and mobility have been priority improvements identified by residents. In the 2023 Resident Survey, nearly 80% of respondents stated they would be in favor of adding sidewalks in neighborhoods where there are none currently. Sidewalks were also noted as the top response when asked what additional resources and efforts the City should pursue in the future. At the Public Workshop in Phase 2 of this plan update, sidewalks were the top response for desired mobility improvements in the community.

In response, this comprehensive plan update investigated options for near-term and long-term potential mobility connections. This map illustrates the Mobility Plan with existing sidewalks and bike lanes, potential connections for near-term and long-term implementation, and locations for pedestrian crossing signalizations. Near-term connections are identified for the next ten years, the long-term connections extend beyond the ten years. This Mobility Plan is a high-level vision that will require further analysis, public input, and phasing considerations prior to construction.



- LEGEND**
- City Limits
 - Country Clubs
 - Parks + Open Space
 - Parklets
 - Existing Sidewalk
 - Potential Connection, Near-Term
 - Potential Connection, Long-Term
 - Existing Bike Facilities
 - Existing Doggie Pots
 - In-Ground Trash Can
 - Schools
 - Pedestrian Crossing Signalization Needed

BACKGROUND

The City of Mission Hills purchased 6400 State Line Road on August 18, 2025.

WHY DID THE CITY PURCHASE THE PROPERTY?

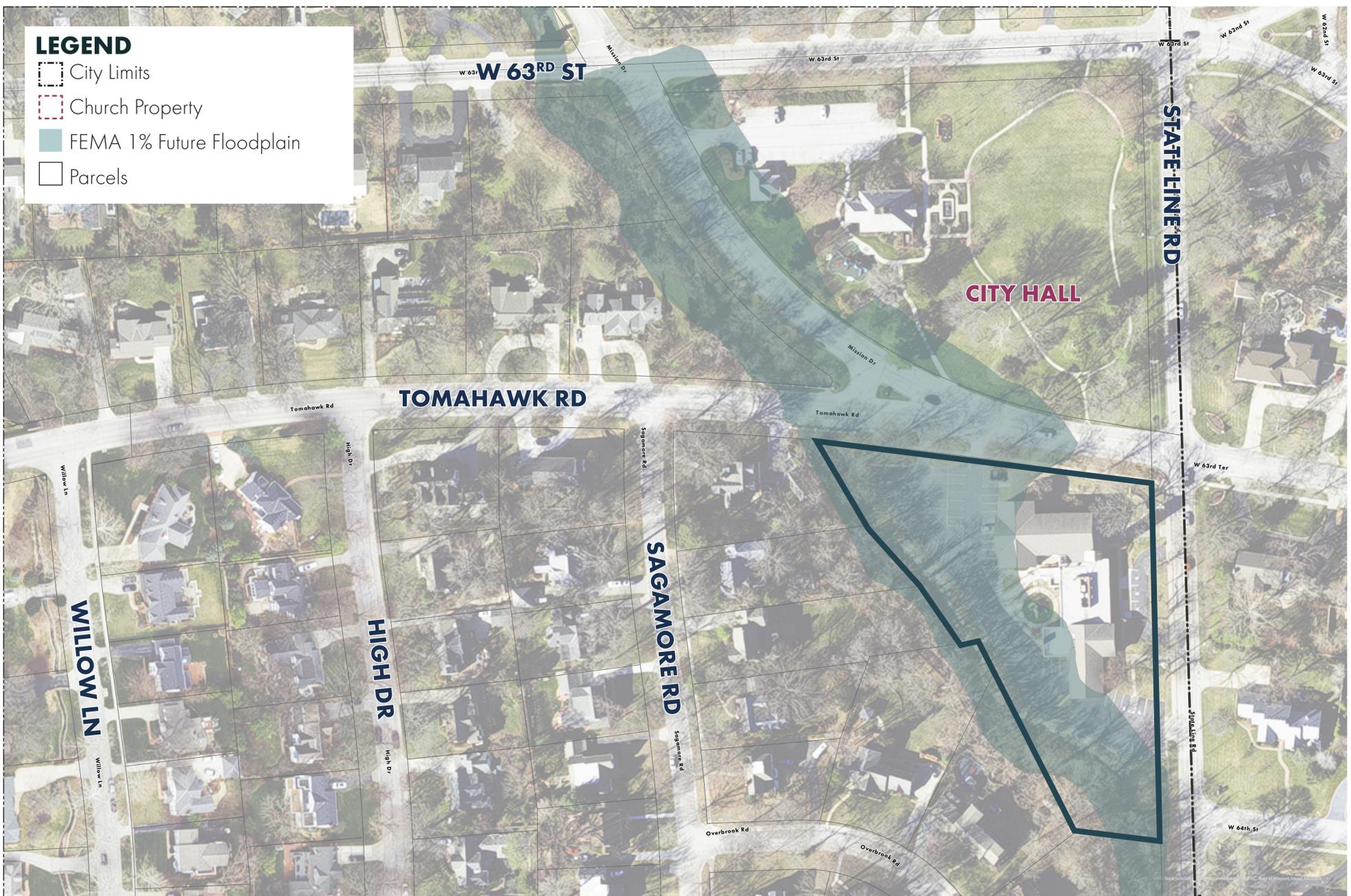
- As an inner ring suburb and a landlocked community, the City has limited opportunities for additional public space
- One of five non-residential properties in the City
- Unique parcel adjacent to City Hall

WHAT COMES NEXT?

- The First Lutheran Church is leasing the property back from the City for 18 months.
- The City has established a task force to do an in-depth property condition assessment and high level analysis of multiple scenarios. There are no definitive plans for the future use of the property. The City will seek robust public input.

GENERAL PROPERTY INFORMATION

- 2.09 acres (lot is 91,166.15 sq. ft.)
- Building: 29,243 sq. ft. (built in 1959, with an addition in 1967)
- Property is zoned C-1 (Churches and Public Building Use)
- Approximately 68% of the property is in the future floodplain (the parking lot)
- Exempt from all property taxes
- 2 cellular companies have tower facilities on the property – located on the roof and in the tower, some equipment inside the building



**PLEASE TAKE A MOMENT TO LEAVE US YOUR
THOUGHTS/IMPRESSIONS ON A COMMENT CARD!**

The following are the core chapter's goals, policies and future considerations. Help the City prioritize future considerations!

Place a dot on the future considerations to help the City prioritize recommendations.

GIVE US YOUR INPUT!



- This future consideration is a high priority for this goal!
- This future consideration is a medium priority for this goal!
- This future consideration is a low priority for this goal!

CHAPTER 5: FUTURE LAND USE

Goal 5.1:

Follow best practices for all development and redevelopment projects throughout Mission Hills.

POLICIES

Policy 5.1.1: Maintain strong development practices via pre-development studies, analyses, and approval processes to ensure quality development practices.

Policy 5.1.2: Enforce the guidelines and procedures for all development and redevelopment projects to minimize impacts to adjacent properties and residents.

Policy 5.1.3: Any project that may impact or disturb the floodplain shall comply with the floodplain development requirements.

Policy 5.1.4: Preserve sensitive environmental areas throughout Mission Hills.

Policy 5.1.5: Redevelopment shall respect the common greenspace (trees, landscapes, and natural areas) found throughout the community.

Policy 5.1.6: Impacts to the stormwater system shall be minimized by redevelopment, as expressed in the Open Channel Master Plan and City Ordinances.

Policy 5.1.7: Continue to build on the original City Beautiful and Garden City Movement principles as community values.

FUTURE CONSIDERATIONS

Future Consideration 5.1.1: Continue to identify and implement any infrastructure projects needed to support effective capital improvements through the annually adopted 5-year Capital Improvement Plan.

Future Consideration 5.1.2: Continue to annually review the goals, policies, and future considerations of the Comprehensive Plan and consider updates and modifications as may be warranted due to changing community preferences and priorities.

Future Consideration 5.1.3: Continue to identify any necessary updates and amendments to the City's Zoning Regulations, Subdivision Regulations, and Design Guidelines to ensure the goals and policies of the Comprehensive Plan are being followed.

PLACE DOTS BELOW:

Goal 5.2:

Preserve the original community design philosophies and built character. *(Based on Goal 3 from the 2019 Comprehensive Plan)*

POLICIES

Policy 5.2.1: The design and redevelopment of property shall be reviewed and approved in accordance with city ordinances and the established Design Guidelines, and the impact and relationship of redevelopment on the site, the neighboring properties, and the neighborhood context shall be understood prior to approval by the Architectural Review Board.

Policy 5.2.2: Redevelopment should preserve and enhance the character and/or history of the individual neighborhood or community and shall be evaluated for its impact to the neighborhood and community context prior to approval.

Policy 5.2.3: Redevelopment that requires demolition of a principal building shall require an approved building or non-building plan prior to demolition approval.

Policy 5.2.4: A single architectural style should define a property and its principal and accessory structures, and accessory structures shall maintain or enhance the neighborhood pattern and character and complement the design of the principal structure.

Policy 5.2.5: The rules regarding building permit construction timeline limitations should continue to be enforced.

FUTURE CONSIDERATIONS

Future Consideration 5.2.1: Continue to reference the goals and policies of the Comprehensive Plan when evaluating and reviewing a redevelopment proposal as found in the ARB Factors (Code Section 5-147) and Findings (Code Section 5-146).

Future Consideration 5.2.2: Recommend the Planning Commission explore the City's Subdivision Regulations to limit or restrict the size of lot mergers and lot consolidations to respect the scale, design, and context of the neighboring properties.

PLACE DOTS BELOW:

CHAPTER 5: FUTURE LAND USE CONTINUED

Goal 5.3:

Evaluate the First Lutheran Church property’s strengths, challenges, and opportunities for redevelopment and/or reuse.

POLICIES

Policy 5.3.1: Consider the input from residents of Mission Hills to help inform decision-making by the City.

FUTURE CONSIDERATIONS

Future Consideration 5.3.1: Complete a structural analysis of the building to inform future decisions.

Future Consideration 5.3.2: Evaluate opportunities for use of the property and what would best serve the community.

Future Consideration 5.3.3: Consider opportunities to fully master plan this site as part of a larger planning effort and serve as a formal document and guide for the future of this parcel.

PLACE DOTS BELOW:

Three horizontal dashed lines for public input.

CHAPTER 6: COMMUNITY IDENTITY

Goal 6.1:

Maintain and expand the tree canopy and species diversity in Mission Hills.

POLICIES

Policy 6.1.1: Prioritize routine tree pruning throughout Mission Hills.

Policy 6.1.2: Maintain status as a Tree City USA city.

Policy 6.1.3: Continue to require an urban forestry license for tree work in Mission Hills.

FUTURE CONSIDERATIONS

Future Consideration 6.1.1: Continue to regularly evaluate tree conditions throughout Mission Hills.

Future Consideration 6.1.2: Continue to prioritize the quality of the tree canopy over the quantity of trees in the public tree inventory.

Future Consideration 6.1.3: Consider the development of an Urban Reforestation Plan to proactively be prepared in the event of major tree canopy loss.

Future Consideration 6.1.4: Consider adopting the 10-20-30 Rule for new trees on public property and potentially private property.

Future Consideration 6.1.5: Continue to investigate strategies and funding mechanisms to support tree replanting initiatives in Mission Hills.

PLACE DOTS BELOW:

Five horizontal dashed lines for public input.

Goal 6.2:

Support arts, culture, and community events in Mission Hills.

POLICIES

Policy 6.2.1: Continue to support the Community Engagement Committee and their local events.

Policy 6.2.2: Retain a high-quality inventory of art and sculptural elements throughout the community.

Policy 6.2.3: Continue to support the Park Board and their efforts to maintain and enhance the beauty of the city.

FUTURE CONSIDERATIONS

Future Consideration 6.2.1: Consider the development and adoption of an Arts and Culture Master Plan.

Future Consideration 6.2.2: Explore opportunities to expand City-based events throughout the calendar year for residents of all ages.

Future Consideration 6.2.3: Identify locations for additional art, sculpture, or planter installations throughout neighborhoods where appropriate.

PLACE DOTS BELOW:

Three horizontal dashed lines for public input.

CHAPTER 7: PARKS AND OPEN SPACE

Goal 7.1:

Maintain the parks and open space systems throughout Mission Hills to support resident quality of life.

POLICIES

Policy 7.1.1: Continue to implement the Tree Planting Plan as adopted by the Park Board.

Policy 7.1.2: Protect and preserve all existing parks, parklets, and open spaces in Mission Hills.

Policy 7.1.3: Explore opportunities to expand the level of service for parkland through acquisition of vacant, not buildable or floodplain parcels throughout Mission Hills.

FUTURE CONSIDERATIONS

Future Consideration 7.1.1: Create a schedule for park equipment updates to stagger improvements by the City and ensure all updates match the quality of existing elements.

Future Consideration 7.1.2: Continue to focus on fountain and statuary maintenance and restoration to maintain quality features throughout the parklets system.

PLACE DOTS BELOW:

Two horizontal dotted lines for public input.

Goal 7.2:

Continue to have an ecological focus on the health and preservation of streams and floodplains in Mission Hills.

POLICIES

Policy 7.2.1: Continue to leverage assistance from Johnson County related to stormwater management and preservation.

Policy 7.2.2: Continue to participate in stormwater management practices, such as Contain the Rain, through Johnson County.

Policy 7.2.3: Encourage the use of native plants, rain gardens, and other pervious features to assist with rainwater runoff mitigation.

FUTURE CONSIDERATIONS

Future Consideration 7.2.2: Leverage the Johnson County SMAC marketing campaign to educate residents on programming and services available to them through the City and its partnerships.

Future Consideration 7.2.1: Continue to serve as a resource to property owners located along streams and floodplain to educate them on best practices and opportunities to improve the health of these waterways.

Future Consideration 7.2.3: Continue to enforce the City's floodplain development ordinance.

Future Consideration 7.2.4: Complete an updated assessment to identify city-owned versus privately-owned stream right-of-way.

Future Consideration 7.2.5: Continue to evaluate the use and implementation of the Stormwater Utility Fee (SUF) as reauthorization is needed.

PLACE DOTS BELOW:

Five horizontal dotted lines for public input.

CHAPTER 8: TRANSPORTATION, MOBILITY AND STREETSCAPES

Goal 8.1:

Maintain a transportation system that provides for safe and efficient mobility throughout the city.

POLICIES

Policy 8.1.1: Minimize conflicts between vehicular and pedestrian circulation where appropriate.

Policy 8.1.2: Expand the pedestrian and bicyclist facilities throughout Mission Hills to enhance connectivity to amenities and activity hubs.

Policy 8.1.3: Continue to improve roadways and street design throughout Mission Hills.

FUTURE CONSIDERATIONS

Future Consideration 8.1.1: Investigate opportunities to implement the Mobility Plan in Mission Hills.

Future Consideration 8.1.2: Complete a pedestrian and bicycle safety audit to identify areas for potential improvements including marked crosswalks, protected bike lanes, signage, updates to safety regulations, proactive traffic enforcement, and resident awareness and education programs.

Future Consideration 8.1.3: Maintain and further enhance a city-wide streetscape that builds on the Key Principals of the City Beautiful Movement including an emphasis on aesthetics and civic grandeur.

Future Consideration 8.1.4: Enhance major entries into the city to reflect the quality and beauty of Mission Hills.

Future Consideration 8.1.5: Incorporate places of respite along key pedestrian routes within the city.

Future Consideration 8.1.6: Continue to evaluate opportunities to update the electric bicycle, scooter, and skateboard code to maintain roadway safety for all users.

PLACE DOTS BELOW:
